



**STATE OF ARKANSAS  
ARKANSAS FAIR HOUSING COMMISSION**

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The Arkansas Fair Housing Commission	)	
On behalf of Roger Govan,	)	
Charging Party	)	
	)	
v.	)	HUD File No. 06-07-0031-8
	)	AFHC File No. 07-04
	)	Inquiry No. 220260
Lisa Crouch, Manager	)	
William J. Walker, Owner	)	
June K. Walker, Owner	)	
Respondents	)	
	)	

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**CHARGE OF DISCRIMINATION**

**I. JURISDICTION**

On or about October 24, 2006, Complainant Roger Govan filed a timely, verified complaint with the United States Department of Housing and Urban Development (HUD) and the Arkansas Fair Housing Commission (Commission). Mr. Govan alleges that the Respondents discriminated against him by their refusal to rent to him based on his race and color in violation of the Fair Housing Act, *as amended*, 42 U.S.C. §§ 3601 *et seq.*, and the Arkansas Fair Housing Act, Ark. Code Ann. §§ 16-123-301 *et seq.*

Ark. Code Ann. § 16-123-325 authorizes the issuance of a Charge of Discrimination (Charge) on behalf of an aggrieved person following an investigation and a determination that reasonable cause exists to believe that a discriminatory housing practice has occurred. *See also* 42 U.S.C. §§ 3610 (f) and (g)(1)(2).

The Arkansas Fair Housing Commission has determined that reasonable cause exists to believe that the Respondents have discriminated against the Complainant, in violation of the Fair Housing Act and the Arkansas Fair Housing Act, and therefore has issued this Charge.

## II. SUMMARY OF ALLEGATIONS IN SUPPORT OF THIS CHARGE

Based upon the Commission's investigation of the allegations contained in the complaint and the Determination of Reasonable Cause, the Respondents are charged with discriminating against the Complainant based on race and color in violation of 42 U.S.C. § 3604 (a) and Ark. Code Ann. § 16-123-310. The following allegations support this Charge:

1. It is unlawful to refuse to sell or rent after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color, religion, sex, familial status or national origin. 42 U.S.C. § 3604 (a) and Ark. Code Ann. § 16-123-310.
2. Respondents William J. Walker and June K. Walker are the Caucasian owners of Otter Creek Villas, a multi-family dwelling, (subject property) located at 13600 Otter Creek Parkway, Little Rock, Arkansas 72210.
3. Respondent Lisa Crouch is a Caucasian female who at all relevant times acted as the leasing agent for the subject property. Respondent Crouch showed apartments, collected rents and otherwise managed the subject property.
4. Complainant Roger Govan is an African-American male who attempted to rent the subject property.
5. On or about August 24, 2006, the Complainant visited the subject property with the intention of renting a unit.
6. On or about August 25, 2006, the Complainant returned the rental application and credit fee to the subject property.
7. On or about August 27, 2006, the Complainant provided Respondent Crouch with a copy of check stubs to verify his income.
8. On or about September 6, 2006, the Complainant supplied Respondent Crouch with a copy of his criminal background check and the telephone number of his current landlord as required by the Respondents.
9. The Complainant contacted Respondent Crouch on several occasions regarding the status of his rental application and was told she needed additional information, which he provided.

10. On or about September 15, 2006, the Complainant again contacted Respondent Crouch regarding his rental application and was informed that she had just rented the last apartment. When the Complainant asked for his application fee to be refunded, Respondent Crouch told him that she would refund his fees if he would sign a statement that there were no available apartments at the time of his application. The Complainant refused to sign that statement and his application fee was not refunded.
11. The Respondents stated that that they denied the Complainant housing, in part, because of his poor credit history, but refused to honor a Commission subpoena requesting documentation of credit scoring practices and its application on current and prospective tenants.
12. By refusing to rent the subject property after the making of a bona fide offer, by refusing to negotiate for the rental of the subject property, or by otherwise making unavailable or denying a dwelling to the Complainant because of his race and color, Respondents William J. Walker, June K. Walker and Lisa Crouch violated 42 U.S.C. 3604 (a) and Ark. Code Ann. § 16-123-310.
13. As a result of the Respondents' discriminatory conduct, the Complainant suffered damages, including, but not limited to, emotional distress, economic loss, inconvenience and loss of an important housing opportunity.

### III. CONCLUSION

WHEREFORE, the Arkansas Fair Housing Commission, pursuant to 42 U.S.C. § 3601 (f) and Ark. Code Ann. § 16-123-325, hereby charges the Respondents with engaging in discriminatory housing practices in violation of 42 U.S.C. § 3604 (a) and Ark. Code Ann. § 16-123-310, and prays that an Order be issued that:

1. Declares that the discriminatory housing practices of the Respondents, as set forth above, violate the Fair Housing Act, as amended, 42 U.S.C. §§ 3601 *et seq.* and the Arkansas Fair Housing Act, Ark. Code Ann. §§ 16-123-301 *et seq.*
2. Enjoins the Respondents, their agents, employees and successors, and all other persons in active concert or participation with them, from discriminating because of race or

color against any person in any aspect of the rental of a dwelling;

3. Awards such damages as will fully compensate the Complainant for his economic loss, inconvenience, emotional distress and loss of an important housing opportunity, pursuant to 42 U.S.C. § 3604 (a) and Ark. Code Ann. § 16-123-310, any other damages to which he is legally entitled;
4. Awards a maximum civil penalty of \$11,000 for each discriminatory housing practice found against the Respondents pursuant to 42 U.S.C. §§ 3612(g)(3) and Ark. Code Ann. § 16-123-332; and
5. Awards such additional relief as may be appropriate under 42 U.S.C. § 3612(g)(3) and Ark. Code Ann. § 16-123-332.

Respectfully Submitted,

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Carol Johnson, Director  
Arkansas Fair Housing Commission

Date: February 28, 2007